



## 6 Forest Road

Milkwall, Coleford, Gloucestershire, GL16 7LB

£499,950



NO ONWARD CHAIN! \*\*\*VIRTUAL TOUR AVAILABLE\*\*\* Dean Estate Agents are delighted to offer for sale this family size four bedroom detached house situated in the village of Milkwall just outside Coleford in the Forest of Dean. Milkwall is a lovely area with amenities to include a shop and a public house, tourist attractions including Puzzlewood and Perrygrove Railway are also nearby.

The versatile family home comprises of spacious lounge with woodburning stove and an exposed stone wall, snug with electric fireplace and stone built fireplace with wooden mantel, separate dining room, large farmhouse style kitchen with space for table and chairs, utility room and cloakroom. There are traditional features throughout the property including exposed stone and beams giving this charming home some lovely character. Upstairs there are four bedrooms, family bathroom and ensuite to master bedroom. Outside there is ample off road parking, a beautifully large garden with space for seating and outbuildings. VIEWING HIGHLY RECOMMENDED!



Approached via a glazed door into:

#### Entrance Hallway:

Double glazed window, exposed stone wall, single panelled radiator, stairs to first floor and doors to lounge and snug.

#### Lounge:

Double glazed window to front, double glazed window to side, woodburning stove set in a traditional exposed stone wall and stone hearth, carbon monoxide alarm, beams, wall lighting, power, single panelled radiator, power, steps and door to kitchen.

#### Snug:

Understairs storage cupboard, double glazed window to front, woodburner effect electric fire set in stone built fireplace and wooden mantel, single panelled radiator, power and lighting, door to dining room.

#### Dining Room:

Stone exposed inset shelf, double glazed window to side, single panelled radiator, beams and steps into the Snug.

#### Kitchen:

The kitchen is full of character with exposed stone and beautiful beams, there are a range of base, wall and drawer units, Rangemaster cooker, two Belfast sink units, double glazed window to both sides, two

double panelled radiator, single panelled radiator, tiled flooring, extractor hood, space for fridge/freezer, patio doors to rear garden, smoke alarm, tiled flooring, Step leading to the dining room.

#### Utility Room:

Wall units, Belfast sink, glow worm boiler, double glazed windows to rear, double panelled radiator, plumbing for washing machine, worktop space, carbon monoxide alarm, tiled flooring, power and lighting.

#### Cloakroom:

W.C., double panelled radiator, sink unit, double glazed window to rear, lighting.

#### First Floor Landing:

Single panelled radiator, loft access, storage cupboard, wall lighting, smoke alarm.

#### Bedroom One:

Double panelled radiator, double glazed window to rear with views of the garden and surrounding woodland, storage cupboard, walk in wardrobe, door to en-suite.

#### En-Suite:

W.C., vanity sink unit, walk in shower, shavers socket, heated towel rail, extractor fan, lighting.

#### Bedroom Two:

Single panelled radiator, double glazed window to front, power and lighting.

### Bedroom Three:

Single panelled radiator, double glazed window to front, built in wardrobe, tv point, power and lighting.

### Bedroom Four:

Double glazed window to side aspect, sink unit, single panelled radiator, power and lighting.

### Bathroom:

Pedestal sink, bath with mixer tap, double panelled radiators, W.C., walk in tiled shower unit, glass sliding screen, extractor fan, lighting, heated towel rail, double glazed window to rear, storage cupboard.

### Outside:

To the front of the property you access the house through a pedestrian gate and through a courtyard, the side of the property is laid to gravel and there is ample off road parking, there is then a gate leading

to the private, vast rear garden. The rear garden is beautiful separated into different sections. Initially you're met with a beautiful patio area, decking area with space for seating which leads to a section of lawn with a range of bushes. Then onto a gravelled seating/ patio area, there are then more pathways leading to more lawned areas and mature plants and shrubs, there is a greenhouse and access to the outbuildings. A third patio area has a small waterfall feature and makes for a lovely evening seating area partially covered by a vine.



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## Road Map



## Hybrid Map



## Terrain Map



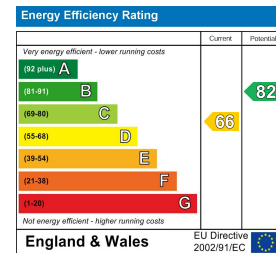
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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